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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT  
FOR THE YEAR 1951.

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BOSTON, March 12, 1952.

HON. JOHN B. HYNES,  
*Mayor of the City of Boston.*

SIR:

In accordance with the provisions of section 115, chapter 479 of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1951.

HARRY J. KEEFE,  
*Building Commissioner.*

## Statement of Building Operations in the City of Boston for the Year Ending December 31, 1951.

	1951.		1950.		1949.		1948.		1947.	
	Num-ber.	Cost.	Num-ber.	Cost.	Num-ber.	Cost.	Num-ber.	Cost.	Num-ber.	Cost.
Type I.....	139	\$32,655,390	60	\$19,825,125	82	\$20,816,810	44	\$18,113,471	45	\$8,584,805
Type II.....	6	2,014,500	8	728,400	10	632,200	9	1,624,111	16	5,489,000
Type III.....	—	—	—	—	1	200,000	3	657,500	—	—
Type IV.....	140	3,494,705	156	3,713,125	132	2,602,965	133	7,967,865	124	1,647,805
Type V.....	48	181,700	60	237,545	68	268,470	88	288,725	120	414,222
Type VI.....	508	9,688,061	376	7,877,785	391	3,810,249	360	3,144,920	611	7,769,400
Total new construction.....	841	\$48,034,356	660	\$32,381,980	684	\$28,330,694	637	\$31,796,592	916	\$23,905,232
Alterations, repairs, etc.....	5,989	12,050,410	5,908	12,324,942	6,241	10,534,807	6,962	14,701,174	8,041	11,125,624
Total structural construction.....	6,830	\$60,084,766	6,568	\$44,906,922	6,295	\$38,865,501	7,599	\$46,497,766	8,957	\$35,030,256
Plumbing.....	2,709	\$4,142,115	3,032	\$3,932,903	3,030	\$3,228,693	3,243	\$3,373,090	3,577	\$2,568,569
Gas fitting.....	4,920	688,485	5,863	728,400	5,934	1,271,905	6,281	731,500	6,250	780,454
Heaters, ovens, engines, etc.....	385	642,848	327	497,001	335	884,199	410	475,427	499	385,393
Elevators, new freight.....	28	225,663	69	219,412	50	231,758	74	363,745	71	266,460
Elevators, new passenger.....	45	876,135	66	1,677,656	54	863,395	51	762,511	90	2,665,310
Elevators, alterations, freight.....	163	80,887	169	59,677	179	66,497	171	92,101	248	114,227
Elevators, alterations, passenger.....	305	368,440	310	130,241	298	118,965	312	160,368	392	369,226
Signs, projections, etc.....	497	195,420	489	243,639	385	193,038	385	194,632	536	177,096
Fire escapes, etc.....	569	132,558	391	105,515	669	148,117	672	179,327	523	178,897
Take-downs, wood.....	220	75,526	199	94,154	143	50,948	144	43,290	137	45,871
Take-downs, brick, etc.....	176	194,620	120	122,629	58	63,007	69	77,828	113	120,541
Sprinklers.....	105	450,053	115	344,879	115	376,832	139	493,018	181	450,102
Excavations.....	26	25,840	43	148,310	23	18,000	25	41,432	14	13,551
Use of premises.....	61	—	48	—	47	—	76	—	65	—
Totals.....	10,209	\$8,098,620	11,241	\$8,973,954	11,320	\$7,515,354	12,032	\$6,988,269	12,700	\$8,135,696
Grand total all work.....	17,039	68,183,386	17,809	\$53,880,876	18,245	\$46,380,855	19,651	\$53,486,035	21,657	\$43,165,592
Department revenue.....	.....	\$22,236 00	.....	\$89,345 00	.....	\$73,528 50	.....	\$83,854 25	.....	\$82,328 00

NUMBER OF DOCUMENTS AND FEES RECEIVED BY  
THE BUILDING DEPARTMENT—JANUARY 1 TO  
DECEMBER 31, 1951

	Number	Fees paid
New construction . . . . .	863	\$18,087 00
Alterations . . . . .	7,430	23,942 00
Elevator, annual tests—minor alterations	2,001	6,606 00
Amendments . . . . .	209	722 00
Sprinklers . . . . .	110	810 00
Night elevator tests . . . . .	30	472 00
Special foundation . . . . .	35	145 00
Board of Appeal . . . . .	221	2,905 00
Boilers, etc. . . . .	389	225 00
Plumbing, old . . . . .	2,309	3,328 00
Plumbing, new . . . . .	287	2,105 50
Plumbing, no fee . . . . .	78	—
Gas fitting, old . . . . .	4,794	4,003 50
Gas fitting, new . . . . .	89	126 00
Gas fitting, no fee . . . . .	52	—
Building law books . . . . .	556	1,390 00
Petit law books . . . . .	—	267 00
Elevator licenses, new . . . . .	1,915	1,915 00
Elevator licenses, renewal . . . . .	4,820	2,410 00
Elevator licenses, out of town . . . . .	—	—
Elevator licenses, new, no fee . . . . .	26	—
Elevator licenses, renewal, no fee . . . . .	166	—
Elevator licenses, duplicates . . . . .	67	33 50
Master gas fitter, new . . . . .	22	54 00
Master gas fitter, renewal . . . . .	692	1,384 00
Journeyman gas fitter, new . . . . .	59	29 50
Journeyman gas fitter, renewal . . . . .	856	428 00
Permission to inspect plans in vault . . . . .	200	561 00
Certified copies of documents . . . . .	80	297 00
	<u>28,356</u>	<u>\$72,236 00</u>

SUMMARY OF EXAMINATIONS AND REPORTS, 1951

New buildings . . . . .	4,374
Alterations . . . . .	18,859
Existing buildings . . . . .	162
Boilers, engines, etc . . . . .	50
Plumbing, new . . . . .	1,325
Plumbing, alterations . . . . .	8,626
Plumbing, tests . . . . .	540
Gas fitting, new . . . . .	1,046
Gas fitting, alterations . . . . .	11,199
Gas fitting, tests . . . . .	4,846
Egress . . . . .	40,327
Elevators . . . . .	9,474

Sprinklers . . . . .	2,872
Standpipes . . . . .	363
Tests of both . . . . .	1,904
Zoning . . . . .	2,762
Plans . . . . .	1,923
Special form applications . . . . .	5,905
Fires . . . . .	816
Gas accidents:	
Fatal . . . . .	14
Nonfatal . . . . .	133
Elevator accidents:	
Fatal . . . . .	8
Nonfatal . . . . .	29
Building accidents — special reports . . . . .	4
Complaints made . . . . .	681
Finals . . . . .	1,317
Communications acted on . . . . .	2,643
Special detail — Civil Defense Inspections . . . . .	375
Complaints referred to Law Department for action . . . . .	125

## FINANCIAL REPORT, 1951 — EXPENDITURES

### 1. PERSONAL SERVICE:

100. Permanent employees . . . . .	\$369,735 30
110. Temporary employees . . . . .	—
120. Overtime . . . . .	1,871 00

### 2. CONTRACTUAL SERVICES:

230. Professional and technical services . . . . .	277 32
270. Repairs and servicing of equipment . . . . .	210 54
282. Travel expenses — inside the state . . . . .	6,131 29
297. Printing and binding . . . . .	280 10
299. Other contractual services . . . . .	14,462 13

### 3. SUPPLIES AND MATERIALS:

300. Automotive supplies and materials . . . . .	184 18
360. Office supplies and materials . . . . .	6,770 41
393. General operating supplies and materials . . . . .	10 04
395. Tools and instruments . . . . .	15 00
399. Other supplies and materials . . . . .	45 04

### 4. CURRENT CHARGES AND OBLIGATIONS:

401. Dues and subscriptions . . . . .	37 50
430. Bond and insurance premiums . . . . .	30 00
440. Licenses . . . . .	3 00



## 5. EQUIPMENT:

500. Automotive equipment . . . . .	1,645 08
560. Office furniture and equipment . . . . .	1,113 50
593. Library — books . . . . .	254 71

Grand total . . . . . \$403,076 13

Appropriation . . . . . \$406,713 62

Department income . . . . . \$72,236 00

Unsafe buildings razed by city . . . . . 8

Unsafe buildings shored by city or otherwise  
secured against trespass . . . . . 24

Total expenditures for shoring, securing, and  
razing . . . . . \$14,462 13

## CLASSIFICATION OF DEPARTMENT PERSONNEL

1 building commissioner . . . . .	\$9,000
1 deputy building commissioner . . . . .	5,600
1 clerk of department . . . . .	4,500
1 chief, Application Desk . . . . .	\$3,700-4,500
1 chief, Egress Division . . . . .	3,700-4,500
1 chief, Elevator Division . . . . .	3,700-4,500
1 chief, Zoning Division . . . . .	3,700-4,500
4 construction engineer . . . . .	3,700-4,500
1 fire protection engineer . . . . .	3,700-4,500
3 supervisor of construction . . . . .	3,700-4,500
1 supervisor of gas fitting . . . . .	3,700-4,500
1 supervisor of plumbing . . . . .	3,700-4,500
1 assistant chief inspector . . . . .	4,200
1 assistant chief inspector . . . . .	3,800
1 architectural draughtsman . . . . .	3,700
21 building inspector . . . . .	3,000-3,700
44 inspector . . . . .	2,700-3,700
1 clerk and cashier . . . . .	3,100-3,600
1 assistant chief clerk . . . . .	3,100-3,600
1 clerk . . . . .	3,300
1 clerk and stenographer . . . . .	3,200
1 clerk . . . . .	3,100
1 clerk-typist . . . . .	3,100
1 chauffeur . . . . .	3,000
14 clerk-typist-stenographer . . . . .	1,700-2,800
1 constable . . . . .	2,600

## GENERAL STATISTICS, 1951

On January 1, 1951, there were (estimated) in the City of Boston:

46049 Brick and other fire-resistive buildings . . . . .	46,049	
Erected during the year . . . . .	333	
	<hr/>	46,382
Taken down during year . . . . .	176	
Totally destroyed by fire . . . . .	0	
	<hr/>	176
Existing January 1, 1952 . . . . .		46,206
Wood buildings . . . . .	93,923	
Erected during year . . . . .	508	
	<hr/>	94,431
Taken down during year . . . . .	220	
Totally destroyed by fire . . . . .	0	
	<hr/>	220
Existing January 1, 1952 . . . . .		94,211
Total number (estimated) of buildings in Boston on January 1, 1952 . . . . .		<hr/> 140,417

## BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decision of the Board in such a case shall have the assent of four members under Building Law and shall be unanimous under Zoning Law and shall not conflict with the spirit of any provision of the Act.

The following is a statistical summary of the work of this department for the year 1951.

In *re* Building Law — chapter 479, Acts of 1938, as amended:

Appeals received . . . . .	114
Appeals withdrawn . . . . .	1
Appeals pending . . . . .	5
Appeals sustained . . . . .	45
Appeals sustained with proviso . . . . .	46
Appeals dismissed . . . . .	17

In *re* Zoning Law — chapter 488, Acts of 1924, as amended:

Appeals received . . . . .	166
Appeals withdrawn . . . . .	9
Appeals pending . . . . .	10
Appeals sustained . . . . .	54
Appeals sustained with proviso . . . . .	53
Appeals dismissed . . . . .	40

### BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and re-established under legislative act in 1938. It acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and consist of an architect or engineer, a contractor or mechanic, and a lawyer.

The following list is that of applications acted upon in 1951:

	Approved	Rejected
New licenses and reissues . . . . .	510	172
Renewals . . . . .	2,048	0
	<hr/>	<hr/>
	2,558	172

Fees collected amounted to \$6,646.









